



December 23, 2020

Erik K. Mack
Flathead County Planning & Zoning Office
1035 First Avenue West
Kalispell, Montana 59901



RE: FZC-20-19 Day Family Trust - Zone Change Request

Dear Erik:

Thank you for the opportunity to comment on the above zoning change request. The proposed zone change request is from AG-40 Suburban Agricultural to SAG-5 Suburban Agricultural in the Echo Lake Zoning District.

The District requests that all solid waste generated at the proposed location be hauled by a private licensed hauler. Republic Services is the licensed (PSC) Public Service Commission licensed hauler in this area. Their business phone number is 406-676-4330.

Please feel free to contact me with any questions. My direct number is 406-758-5773. Thank you again for the opportunity to comment on this proposed zoning change request.

Respectfully,

James Chilton
Operations Manager
Flathead County Solid Waste District

FLATHEAD COUNTY SOLID WASTE DISTRICT

4098 Highway 93 North • Kalispell, Montana 59901 • (406) 758-5933 • fax (406) 758-5918 • trash@flathead.mt.gov





Region One

490 North Meridian Road

Kalispell, MT 59901

(406) 752-5501

Ref: 032-12-17

December 17, 2020

Erik Mack, Planner III
Flathead County Planning and Zoning
40 11th Street West, Ste 220
Kalispell, MT 59901

Re: FZC-20-19 Day Family Trust - Zone Change Request

Dear Erik,

Thank you for the opportunity to comment on the zone change request submitted on behalf of the Day Family Trust for the property located at 465 Echo Bay Trail. This request would change the current lot designation from *AG-40 Agriculture* to *SAG-5 Suburban Agriculture*, impacting 62.13 acres around Echo Lake.

As the Flathead Valley undergoes unprecedented development, it is losing wildlife habitat and agricultural lands at an alarming pace. Riparian areas are rapidly being developed with little to no consideration for wildlife habitat. We consistently recommend building setbacks around bodies of water, that are rarely followed by developers. For this property, we recommend a 130 ft no-build zone around the shoreline, to include a 100 ft vegetated buffer. This area is frequently used by white-tailed deer, grizzly bears, and black bears, as well as other mid-sized mammals and numerous avian species. Rezoning of this property will increase the ongoing destruction and fragmentation of wildlife habitat in the valley and will result in increased human-wildlife conflicts.

Land zoning was established to maintain the quality of land and values of the community. Wildlife is highly valued by residents of the Flathead Valley, and the natural setting of the valley is often why people move here. Approval of repeated zone change requests, contradicts why zoning was established. Because of the potential impact on wildlife habitat and increased human-wildlife conflicts that will result from this zone change request, we recommend not approving this zone change request.

Best regards,

Jessy Coltrane, PhD

Area Wildlife Biologist



Erik Mack

From: Nelson, Nedda L (CONTR) - TERR-KALISPELL <nlnelson@bpa.gov>
Sent: Friday, December 11, 2020 6:54 AM
To: Erik Mack
Cc: Mary Fisher
Subject: FZC-20-19 Day Family Trust

Dear Erik,

The Bonneville Power Administration (BPA) has received and reviewed Flathead County Planning and Zoning's inquiry for the FZC-20-19 Day Family Trust. The property is described as:

Lots 2A and 3A of The Amended Plat of Lots 2, 3, and 4 of Lake Hollows Subdivision, according to the official plat thereof, filed in Official Records of the Flathead County, Montana.

And

Lot 4A of Echo Bay Tracts, an Amended Subdivision Plat of Lot 4A and Parcel 1 of The Amended Plat of Lots 2, 3, and 4 of Lake Hollows Subdivision, according to the official plat thereof, filed in Official Records of Flathead County, Montana.

At this time, BPA does not object to this request, as the property is located 8.77 miles away from the nearest BPA transmission lines or structures.

Thank you for the opportunity to review this request.

Sincerely yours,

Nedda L. Nelson

(CONTR) APR Staffing
TERR-East, Realty Technician II
Real Property Field Services
Bonneville Power Administration
2520 US Highway 2 E, Kalispell, MT 59901
(406) 751-7823 office and (208) 541-3625 cell
nlnelson@bpa.gov



Flathead City-County Health Department

1035 First Ave. West Kalispell, MT 59901
(406) 751-8101 FAX 751-8102
www.flatheadhealth.org

Community Health Services
751-8110 FAX 751-8111
Environmental Health Services
751-8130 FAX 751-8131
Family Planning Services
751-8150 FAX 751-8151
Home Health Services
751-6800 FAX 751-6807
WIC Services
751-8170 FAX 751-8171
Animal Shelter
752-1310 FAX 752-1546

December 9, 2020

Flathead County Planning & Zoning
ATTN: Erik Mack
40 11th St. W.
Kalispell, MT 59901

Subject: FZV-20-19 Day Family Trust-

Dear Mr. Mack:

This office has reviewed the information provided and submits the following comments:

- Zoning variances do not have anything to do with this office so we have no comment on this property

If you have questions regarding these comments, please contact Environmental health at 751-8130.

Professionally;

A handwritten signature in dark ink that reads "Darin A. Woepfel R.S.".

Darin A. Woepfel, RS
Flathead County Sanitarian

